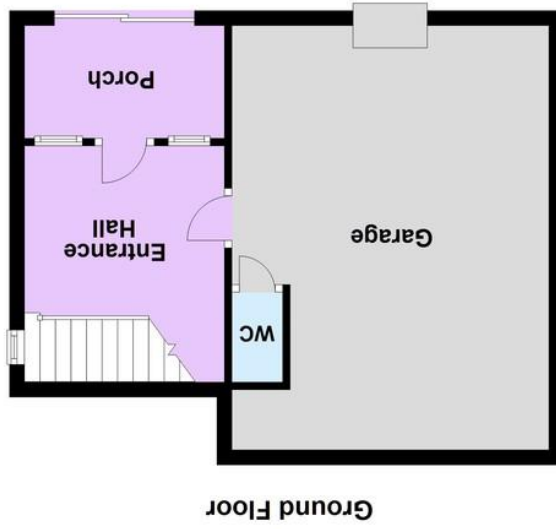
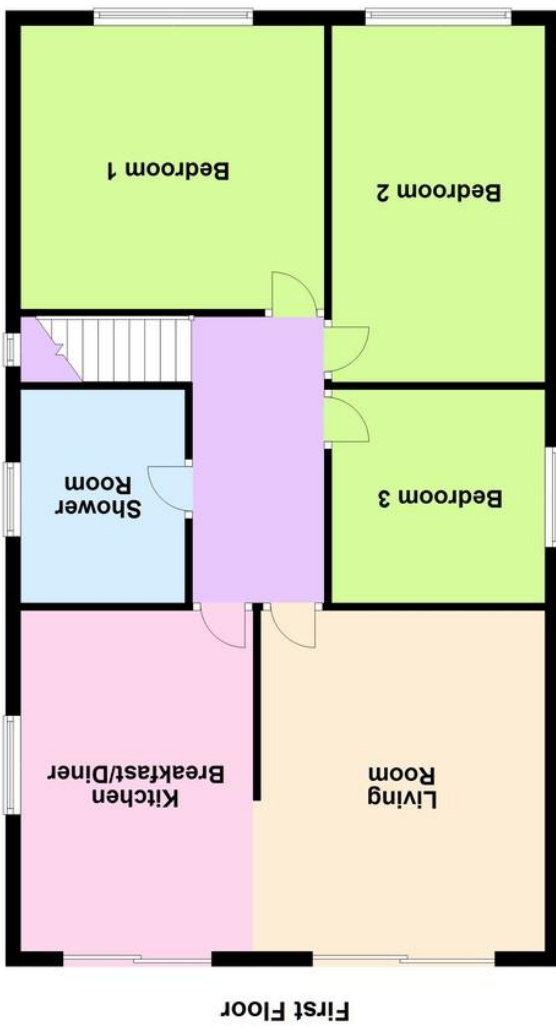


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.

Great Barr | 0121 241 4441



- Beautifully Presented Throughout
- Superb Open Plan Kitchen Breakfast/Diner
- Spacious Living Room
- Three Bedrooms
- Well Maintained Rear Garden



Little Croft, Great Barr, B43 6DA

Offers over £410,000



Property Description

*****360 VIRTUAL VIDEO TOUR AVAILABLE***** Every now and again something very special comes onto the property market and this STUNNING DETACHED FAMILY HOME is no exception. FINISHED TO A VERY HIGH STANDARD this beautifully presented property offers spacious and versatile living accommodation throughout. Situated in a SOUGHT AFTER LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6 and Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having block paved drive providing ample space for off-road parking with access to enclosed porch.

PORCH having uPVC double glazed sliding door.

ENTRANCE HALL having light point, power points, central heating radiator, door to garage and stairs to first floor landing.

FIRST FLOOR LANDING having double glazed window to side elevation, light points, power points and doors off to all rooms.

LIVING ROOM 17' 0" x 12' 5" (5.18m x 3.78m) having light points, power points, central heating radiator, open access to kitchen and uPVC double glazed sliding door giving access to rear garden.

KITCHEN BREAKFAST/DINER 17' 0" x 11' 10" (5.18m x 3.61m) having double glazed window to side elevation, light points, power points, central heating radiator, a range of wall/base units with granite worktops over, inset sink/drainer with mixer tap over, kitchen island with additional storage beneath, integrated gas hob with extractor over, integrated double oven, integrated microwave, integrated fridge, ample space for a range of appliances, open access to living room and uPVC double glazed sliding door giving access to rear garden.

BEDROOM ONE 13' 5" x 11' 10" (4.09m x 3.61m) having double glazed window to front elevation, light point, power points, central heating radiator and fitted wardrobes.

BEDROOM TWO 13' 3" x 9' 5" (4.04m x 2.87m) having double glazed window to front elevation, light point, power points, central heating radiator and vanity unit incorporating wash hand basin with storage beneath.



BEDROOM THREE 9' 5" x 9' 5" (2.87m x 2.87m) having double glazed window to side elevation, light point, power points, central heating radiator and fitted wardrobes.

SHOWER ROOM 7' 6" x 7' 5" (2.29m x 2.26m) having double glazed window to side elevation, light point, airing cupboard (housing gas central heating boiler), wash hand basin, low flush w/c and walk-in shower.

OUTSIDE

REAR GARDEN a delightful landscaped rear garden surrounded by an array of shrubs/plants with gated access to front of property.

GARAGE 18' 9" x 14' 0" (5.72m x 4.27m) having light point, power points, utility area having wall/base units incorporating wash hand basin, ample space for appliances (including plumbing for washing machine) and access to w/c.

COUNCIL TAX BAND E Sandwell Metropolitan Borough Council

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

Please note that all measurements are approximate.

